

TOWN OF FOXBOROUGH

ADVISORY COMMITTEE

MINUTES

October 29th 2014

Committee Members Present: Tracey Vasile (Chairman), Larry Thomas (Vice Chairman), Larry Stern, Sue Dring, Heidi Krockta, Patrick Mossesso, Thom Freeman, John Chlebek, Cal Calnan, Monica Fisler

Members Absent: Javed Hussain, Kristin Papianou

Others Present: Randy Scollins, Bill Keagan, Bill Grieder, Lorraine Brue, Mary Bernard, David Feldman, Bill Casbarra

Notes taken by: Maham Zia

The meeting was brought to order at 7: 00PM by Tracey Vasile.

Discussion of Town Warrant Articles

Article 3, Town Hall Plans—

Bill K started off, saying that the process regarding the Town Hall soft cost will be presented to the public tomorrow. He said that the soft cost is very close to what was estimated. The estimation was \$550,000 and the actual total came out to \$557,000. Bill K passed out decision grid as well. He went over the top options for the construction and explained the final choice. Tracey asked why the third choice was picked on the matrix. Bill K explained the considerations made, such as the easement across the property on Elm St.

Larry T asked Bill K to explain how the architect was selected. Bill K said that there was an initial ranking process, done independently by the group members. The highest ranking options were then interviewed. Larry T also asked for the breakdown of the funding of \$557,000.

Randy explained that the library project finished with surplus of \$439,000 which will be appropriated for the Town Hall soft costs. Tracey asked why the surplus wouldn't go to Burrell. Randy said that the surplus is always used for the very next project and that there will be other sources of funding for the Burrell.

Larry T asked if we have enough money and stabilization for the Town Hall. Randy said that we are at benchmarks. Larry T and Randy briefly discussed what would happen if we can't pay the borrowing cost. In the worse case, we would have to go for capital stabilization or end up with a modest debt.

Tracey asked when full construction costs will be known. Bill K said that the cost will be known in September or October of 2015.

Thom asked if there are restrictions for supplemental fundraising for this project. Bill K responded that the town can't ask for donations or funds but other groups such as the PTO etc can raise donate and raise money. Bill K added that the town can't solicit but others in town can like in the case of the library.

Sue asked if there has been discussion that the soft cost can be approved by ½ the votes (because of the funding source) but the actual construction can't pass without 2/3 vote and that a considerable amount of money would be spent by that time.

John asked how much disruption will happen to the current building and if there are accommodations to address that. Bill K said that the concern has been shared with the architect. On the same note, there was a short discussion on parking options and other transportation around the Town Hall area. David stated that there would be a disruption no matter which plan they go with.

Larry T motioned to accept Article 3 and Thom seconded. Sue voted no.

Vote: 9 /1/0

Article 7, Amend Section 2.2 of Zoning Bylaw—

Larry S expressed that the average height of the houses in Foxborough would not comply with the bylaw. Bill C explained how the 35 ft and 2.5 stories limit was acquired. Currently, a lot of houses with finished basement don't fall under the law because the basement is counted as a story. Hence even houses that fit the 35 ft measurement violate the 2.5 stories limit. To address that, the basement has to be eliminated as a story and the way the height and stories are measured have to be changed. The new measurement would be taken from the median of grade around house to the peak of house. That height then can't be more than 35 ft. This eliminates the basement as a story.

Larry S pointed out that the pitch of the roof affects height in this case. Bill C agreed that it does but that the town does not issue permits for those roof heights in any case. You can fill in the basement slab if that happens.

Tracey asked what the main purpose of this bylaw is. Bill C responded that the point was to create conformity among the houses. Tracey asked if this only applies to residential buildings to which Bill C responded yes. Tracey pointed out that even if the grade was filled in to match code, the house will still appear taller.

Larry T asked if most of the houses would be in violation of the bylaw. Larry S said that it would. Larry T said that if there would be violations either way, shouldn't this bylaw be more permissive.

Larry S reiterated that he thought that the 35ft height was wrong because most of the houses are 37 ft. Tracey asked if those two feet can just be added to the bylaw. Bill C said that the need for variance would have to be proved. Larry S mentioned that this bylaw would hurt the real estate value if new houses don't

match the preexisting houses in neighborhoods. Larry T said that making the law more permissible is a really different conversation from the conversation so far.

Larry T motioned to accept Article 7 and Thom seconded. Larry S and John voted no. Patrick abstained.

Vote: 7 /2 /1

8:15 PM Adjourn

Tracey went over votes of each article and who will be presenting each article.

Larry T motioned to adjourn and Monica seconded.

Vote: 10/0/0

Minutes approved by Vote of the Advisory Committee.

Date of Meeting: January 7, 2015

Vote:

Tracey Vasile

Signature of Chairperson

Signature of Secretary